

# Plans will guide growth for north Phoenix village

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The Arizona Republic

Feb. 19, 2008 12:00 AM

It could be 10 years or more before the stretch of empty desert along Interstate 17 between Loop 101 and Carefree Highway is filled.

But there are plans, approved recently by the Phoenix City Council, on how the area can grow.

A large portion of the land, north of the Central Arizona Project Canal, is assigned to a Phoenix planning district called North Gateway Village.

Extending to 67th Avenue on the west and the Ben Avery Shooting Range on the north, the village contains much of the city's remaining unspoiled desert.

Phoenix is divided into 15 villages, each with a central area of intensive development called "the core."

In North Gateway Village, much of the land has been identified for the city's new Sonoran Preserve, but it won't be long before the rest of it fills with homes and businesses.

Already, the Arizona Department of Transportation is working on new I-17 interchanges at Dove Valley and Lone Mountain roads and Dixileta Drive, which will provide easier access and increase development pressures.

At least one major employer has been identified for the area, W.L. Gore. Gore, best known for Gore-Tex fabrics, also makes medical supplies.

Phoenix planners say fewer than 3,000 people lived in the area just eight years ago. In another dozen years, that number could grow to more than 110,000. The 700 households could leap to almost 45,000. And employment could grow from about 2,500 jobs in 2000 to almost 45,000 in 2020.

Hoping to concentrate much of the job growth in the 500-acre village core, the new plan was approved recently by the City Council.

The core, located east of I-17 between Lone Mountain and Dove Valley, will have several zoning areas, planners say.

Connie Randall, a city planner, said it was exciting being able to plan a new part of the city "from scratch."

The core's central feature will be a pedestrian walkway, called the Paseo del Prado, that connects a hill called Bronco Butte to Skunk Creek Wash, about one-half mile west, and to a city park that could be built between the wash and the freeway.

The planners hope to see residential, retail and restaurant development along the paseo, with more intense office and residential development on its fringes. The largest part of the core has been assigned to mixed-use commercial and residential developments, and another large area is identified as a commerce park.

Along Skunk Creek Wash, some land has been set aside for resort and residential uses.

The plan is online at [http://phoenix.gov/ PLANNING/vpngate.html](http://phoenix.gov/PLANNING/vpngate.html).